# \$336,000 - 5502 44 Avenue, Wetaskiwin

MLS® #E4445547

#### \$336,000

5 Bedroom, 2.50 Bathroom, 1,356 sqft Single Family on 0.00 Acres

West Central (Wetaskiwin), Wetaskiwin, AB

Built by Klause Builders for the Klause family!! Step back into Timeless quality with this one-owner bungalow. 2700 sq ft of fully finished space with 5 bedrooms and 2.5 bathrooms. Retro 60s charm blends with modern updates including vinyl plank flooring, fresh paint, and new carpet. Custom oak kitchen and built-in cabinetry throughout reflect the craftsmanship of the era. The basement is perfect for family living with large, inviting spaces. Situated on a landscaped corner lot with a double oversized garage, partial fencing, and mature trees. Located in a quiet neighborhood close to parks and schools. Move-in ready and built to last â€" a rare find! Perfect Location! Perfect Condition! Perfect Family Home!



#### **Essential Information**

MLS® # E4445547 Price \$336,000

Bedrooms 5

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,356

Acres 0.00







Year Built 1960

Type Single Family

Sub-Type Detached Single Family

Style Bungalow Status Active

# **Community Information**

Address 5502 44 Avenue

Area Wetaskiwin

Subdivision West Central (Wetaskiwin)

City Wetaskiwin
County ALBERTA

Province AB

Postal Code T9A 0C9

#### **Amenities**

Amenities See Remarks

Parking Double Garage Detached, Over Sized

#### Interior

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave,

Refrigerator, Stove-Electric, Washer

Heating Hot Water, Natural Gas

Fireplace Yes

Fireplaces Brick Facing

Stories 2

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Corner Lot, Flat Site, Landscaped, Low Maintenance

Landscape, Playground Nearby, Schools, See Remarks, Partially

Fenced

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 2nd, 2025

Days on Market 124

Zoning Zone 80

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